



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Presentation of Westgate Park Design

MEETING DATE: January 18, 1995

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council review the plan and design of Westgate Park and approve a suitable design for this park facility.

BACKGROUND INFORMATION: A very interesting project that took staff (Parks and Recreation as well as Public Works) on a path of many hours of meetings and plan design development.

You might recall that about eight to ten months ago, we came to the Council to ask to hire a landscape architect (not approved), a hundred plus hours later, public meetings behind us, and additional exposure to the Parks and Recreation Commission, we bring before you tonight the Commission's suggestion for the Westgate Park design.

Mr. Ron Williamson (Parks and Recreation), Mr. Rich Prima and Mr. Wes Fujitani (Public Works staff), and Mr. Steve Virrey (Parks Project Coordinator) will present the plan design proposed. The Commission's suggested design is not necessarily the design that was proposed and supported by the development staff or the public who were present at our various meetings.

Very quickly, this design had its start in 1986 when Rich Bigler, Landscape Architect, was asked to do a conceptual plan (with public input) to address a drainage basin park in the west area. In 1993, when doing the Park, Recreation and Open Space Master Plan, Mr. Jerry Draggoo took the park again under general advisement and suggested facility needs (need assessment analysis) of the area and where these might be located. In September of this year (1994), when the staff was directed by City Council to do an in house design of the Westgate Park facility, in addition to spending a couple of days in Roseville and other Sacramento area cities to review recently developed parks and how to proceed with the needed public meetings and build consensus, we set aside a plan for public meeting and input. That plan called for a site meeting at Westgate Park itself as well as a west side meeting at Reese School. We hand carried fliers to each home in the Westgate Park development area and made the same available at Reese School, City Hall, the library, and the Parks and Recreation office.

We conducted two meetings that addressed the Bigler Plan and the Park, Recreation and Open Space Master Plan suggestions and what staff saw as area and community needs. After explanation of all plans and possible facilities for the park, the people in attendance voted on their wants and wishes. These wants and wishes, in addition to staff recommendation went to the Commission for presentation in November 1994 (as a regular agenda item) to introduce the project and design. It went again to Commission for approval or recommendation in December 1994 as a public hearing.

APPROVED: _____

THOMAS A. PETERSON
City Manager



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We have included our documentation to include plan "A" and "B". "A" is the staff and citizen plan. "B" is the Parks and Recreation Commission recommended plan. Cost estimates are included and attached for each plan. Please find included Exhibit A Plan "A" and Exhibit B Plan "B". We will make our presentation and try to answer any questions you might have.

The Commission also asked that this message be included: If we're going to build parks, we need staff (park maintenance) to maintain these facilities. So with the approval of this 20 acre sight, please also consider suitable maintenance staff to support it.

FUNDING: Development Impact Fees
 Plan "A" - \$621,925.00
 Plan "B" - \$718,875.00

A handwritten signature in black ink, appearing to read "Ron Williamson". The signature is fluid and cursive, with a large initial "R" and "W".

Ron Williamson, Director, Parks and Recreation

RW:svr

011895.CC



MEMORANDUM, City of Lodi, Public Works Department

To: Parks and Recreation Director ✓
From: City Engineer
Date: December 1, 1994
Subject: Westgate Park Funding and Schedule

At the last Parks and Recreation Commission meeting, the question was raised about available funding and the Park's development schedule. These questions cannot be completely answered at this time because the Parks and Recreation portion of the Capital Improvement Program (CIP) has not been updated since the adoption of the Park, Recreation and Open Space Master Plan. While the Master Plan contained the various project budget estimates, the CIP is where the City's capital priorities are set and the projects are shown in their expected year of construction. The last long-range CIP (to the General Plan horizon year of 2007) was done in November 1993. In that program, the Westgate Park improvements were shown for construction in 1996/97 at a cost of \$353,000. Since then, the budget format has been changed to include capital projects; however, the long-range CIP was not included in the annual budget. We still need this type of long-range planning document. The Finance Director and I are still discussing this issue and hope to resolve it for the next budget cycle.

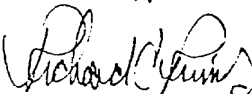
Presently, funds to complete the turf and irrigation system are appropriated from the Storm Drain and Parks and Recreation Development Impact Mitigation Fee (IMF) funds. The latest cost and funding breakdown is shown on the attached sheet.

The part you are mostly interested in is the remaining \$479,000 for park improvements. This will come solely from the Parks and Recreation IMF Fund. The Fund presently has approximately \$780,000 available, plus there is an additional \$330,000 guaranteed to be paid from subdivisions in progress. While it appears we could complete Westgate Park in 1995, there are other IMF projects to consider in the next few years:

- Master plan and improvements for DeBenedetti Park
- Acquisition and improvements for the Southeast Area Park south of Johnson Ranch subdivision
- Master plan and adjacent property acquisition at Roget Park
- Lodi Lake expansion - west 13 acres

Any one of these projects could use all available funds; however, our Westgate Park sales agreement does call for the City to "...diligently pursue the completion of the basin/park, including turfing and irrigation, on a schedule compatible with the Seller's development plans, taking into account the availability of funds for such projects." Given that the Lodi West development will take a few more years, it is reasonable to assume the City will work toward completing the Park over a similar time frame.

Senior Civil Engineer Wes Fujitani will be attending the Parks and Recreation Commission meeting on December 6 on behalf of the Public Works Department. If you have any questions or need additional information, please contact Wes or myself at your convenience.


Richard C. Prima, Jr.
City Engineer

RCP/lm
attachment

cc: Public Works Director
Finance Director
Senior Civil Engineer

Westgate Basin/Park Expansion Cost Estimate

Basin expansion area: 15.99 acres (gross)

Net expansion area: 15.5 acres

Note: all costs below rounded to nearest \$1,000.

Improvements	Cost	Storm Drain Fee Program		Parks & Recreation Fee		
		Cost		Program Cost		
Basin/Park Acquisition	\$115,000/ac.	14.09 ac.	\$1,621,000	1.90 ac.	\$218,000	street R/W prorated by on-site area
Excavation/Grading*	\$0.00/CY	118,830 CY	\$0	0%	\$0	
Topsoil remove/repl.*	\$0.00/CY	18,500 CY	\$0	0%	\$0	
Rip & roll bottom*	\$0.00/SF	365,500 SF	\$0	0%	\$0	
Dirt sale*	\$0.00/CY	118,830 CY	\$0	0%	\$0	
Fence w/mowstrip around basin	\$47,000	100%	\$47,000	0%	\$0	basin security fence
Fence w/mowstrip @ property line	\$36,000	0%	\$0	100%	\$36,000	park security fence
Frontage Impr. Unit #1*	\$62,000	88%	\$55,000	12%	\$7,000	Evergreen Dr.
Frontage Impr. Unit #2	\$28,000	88%	\$25,000	12%	\$3,000	Applewood Dr.
Interior Drainage	\$27,000	100%	\$27,000	0%	\$0	
Irrigation System expansion	\$233,000	88%	\$205,000	12%	\$28,000	prorated by area of basin/high ground
Turf	\$160,000	88%	\$141,000	12%	\$19,000	
Park Improvements**	\$479,000	0%	\$0	100%	\$479,000	
		Total Cost:	\$2,121,000			
				Total Cost:	\$2,911,000	

* by developer per purchase agreement, developer gets to sell dirt

** per 1994 City Master Plan less park share of site costs above and including \$5,000 of other funds for improvements attributable to non-resident use.

Previous development costs of existing site not included.

PROPOSED WESTGATE PARK IMPROVEMENTS: PLAN "A"

POTENTIAL IMPROVEMENTS	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
ELECTRICAL SERVICE	01	ALLOWANCE	40,000.00	40,000.00
INTERIOR PARK LIGHTING	20	EACH POLE	3,500.00	70,000.00
DRINKING FOUNTAIN	02	EACH	1,200.00	2,400.00
PLAYGROUND EQUIPMENT SYSTEM	01	ALLOWANCE	40,000.00	40,000.00
ADA PLAYGROUND COVER	01	ALLOWANCE	7,000.00	7,000.00
PICNIC SHELTER	01	EACH	30,000.00	30,000.00
TREES	150	EACH	220.00	33,000.00
10 FT PICNIC TABLES	06	EACH	600.00	3,600.00
8 FT PICNIC TABLES	05	EACH	525.00	2,625.00
HEAVY DUTY BAR-B-QUE	01	EACH	800.00	800.00
PARK SIGN	01	EACH	3,500.00	3,500.00
RESTROOM/STORAGE BUILDING	01	EACH	100,000.00	100,000.00
8 FT BIKE/WALK PATH SYSTEM	4,500	LINEAL FEET	22.00	99,000.00
MISC. LANDSCAPE	01	ALLOWANCE	40,000.00	40,000.00
PAVED BASKETBALL COURT	01	EACH	28,000.00	28,000.00
IN-LINE HOCKEY COURT	01	EACH	28,000.00	28,000.00
SINGLE PICNIC AREA SLABS	05	EACH	3,000.00	15,000.00
PARK FURNITURE	01	ALLOWANCE	20,000.00	20,000.00
BACKSTOPS - PRACTICE FIELDS	03	EACH	8,000.00	24,000.00
SHADE STRUCTURE PLAYGROUND AREA	01	EACH	35,000.00	35,000.00

TOTAL COST ESTIMATE: \$621,925.00

PARKING	50	EACH SPACE	900.00	45,000.00
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TOTAL BUDGET AVAILABLE: \$479,000.00
POTENTIAL GRANT FUNDS: \$183,000.00

TOTAL COST ESTIMATE WITH PARKING AREA: \$638,925.00
EXCLUDING IN-LINE HOCKEY COURT COST.

S.VIRREY 12/06/94